



# Los Angeles County Department of Regional Planning


*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director

**Dennis Slavin**  
Chief Deputy Director

## REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: August 6, 2020  
HEARING DATE: August 19, 2020 AGENDA ITEM: 8  
PROJECT NUMBER: 2019-002021-(5)  
PERMIT NUMBER(S): Tentative Parcel Map No. 82221  
("PM82221")/RPPL2019003641  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: 4363 Rosemont Avenue, La Crescenta  
OWNER: Sunny Kim and Steve Lee  
APPLICANT: Pacific Coast Civil, Inc.  
CASE PLANNER:  Steven Jones, Principal Planner  
[sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov)

### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

Department of Regional Planning staff ("Staff") recommends **APPROVAL** of Project No. 2019-002021-(5), PM82221 (Exhibit A - Tentative Map dated April 7, 2020), based on the Findings (Exhibit C – Draft Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Draft Conditions of Approval).

Staff recommends the following motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE TENTATIVE PARCEL MAP NO. 82221 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

### **PROJECT DESCRIPTION**

#### **A. Entitlement(s) Requested**

To create two residential parcels, including one flag lot, with one existing single-family residence to remain on 0.39 acre within Zone R-1 (Single-Family Residence Zone).

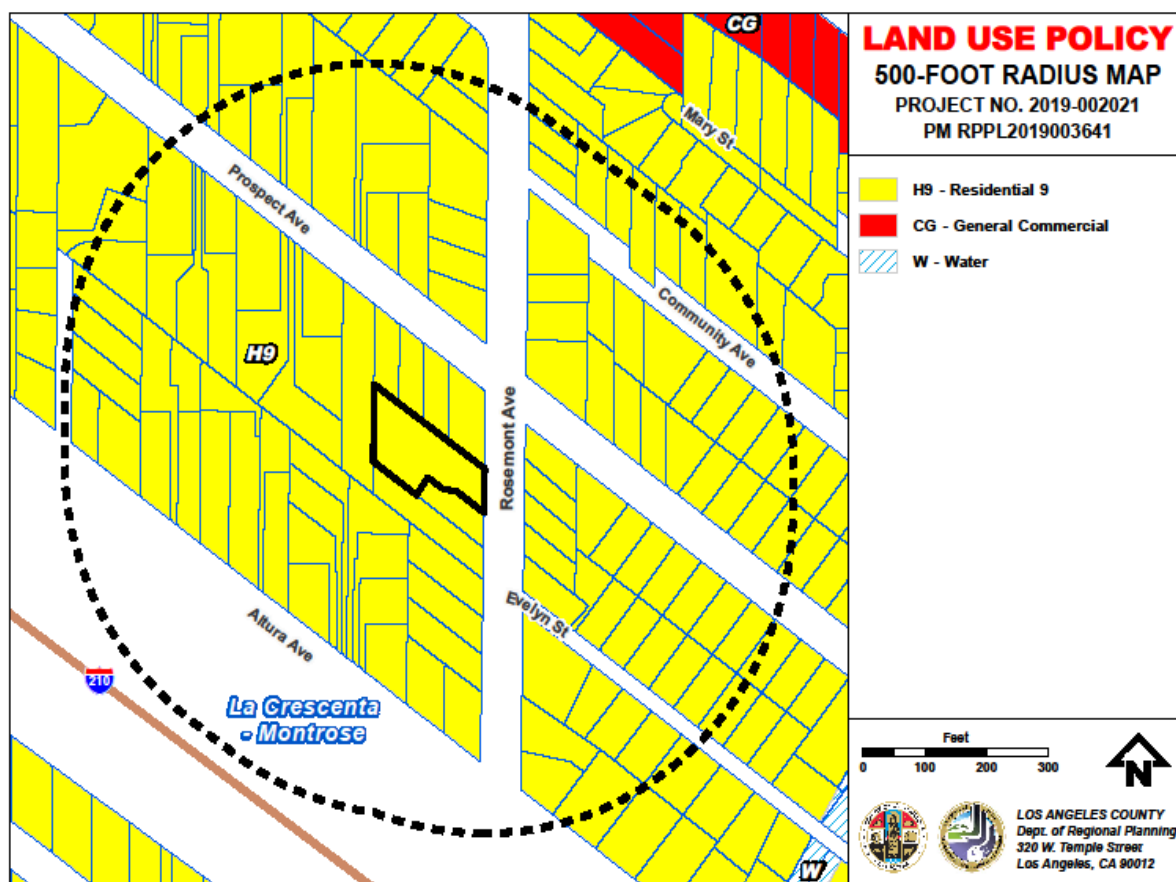
## B. Project

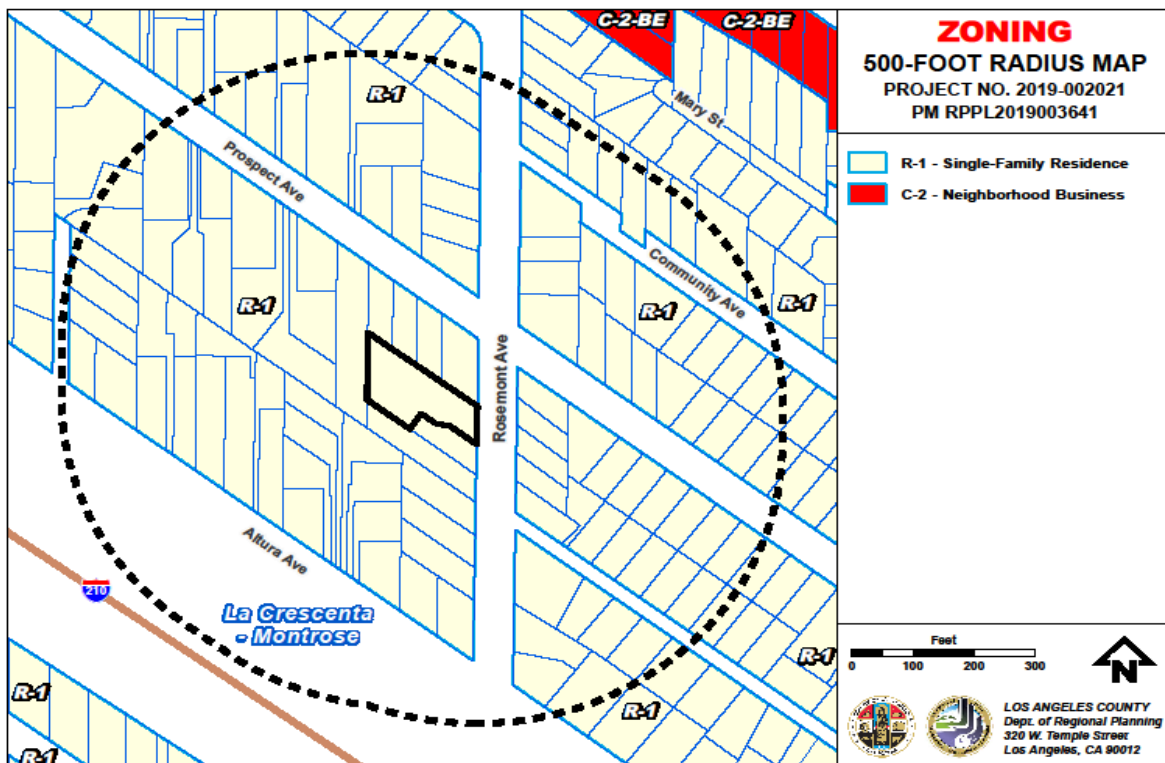
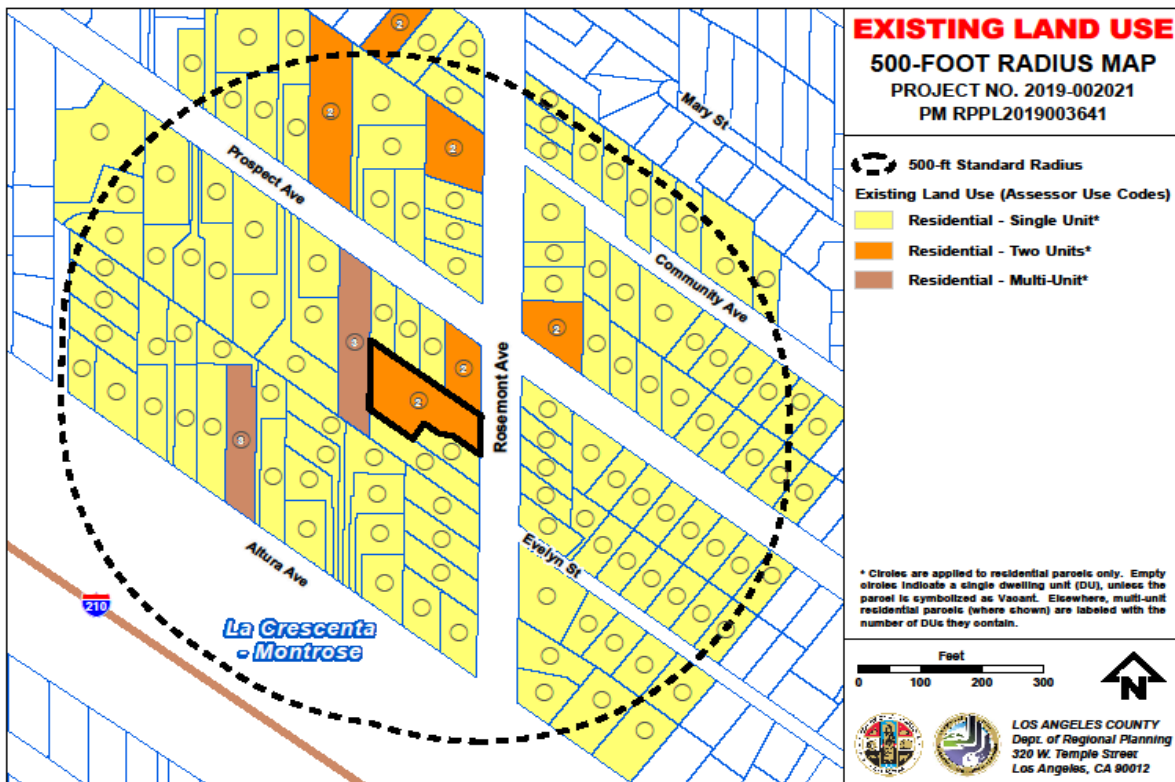
PM82221, dated April 7, 2020, is a proposal to create two residential parcels, including one flag lot, with an existing single-family residence dwelling unit to remain on 0.39 acre ("Project"). The property is located at 4363 Rosemont Avenue within the unincorporated community of La Crescenta-Montrose in Los Angeles County ("Project Site").

### SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	LAND USE POLICY (2035 COUNTY GENERAL PLAN)	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9, 0-9 dwelling units per net acre)	R-1	Single-family residences.
NORTH	H9	R-1	Single-family residences.
EAST	H9	R-1	Single-family residences.
SOUTH	H9	R-1	Single-family residences.
WEST	H9	R-1	Single-family residences.





## **PROPERTY HISTORY**

### **A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	Zone 7 - Unrestricted	May 2, 1927
2781	Zone R-5	July 31, 1936
5290	Zone R-1	March 15, 1949

### **B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
Building Permit No. 27817	Garage conversion. Prior to 1956, there was no provision requiring covered spaces used for vehicle parking.	Issuance date September 27, 1948
Certificate of Compliance 920164	To determine the legality of existing lot lines.	Recorded on March 31, 2000 (unconditional).
Building Permit BL 0500 0609200049	Residential addition of 450-square foot master bedroom.	Final date July 19, 2017
Building Permit BL 0500 071220055	Re-roof.	Final date October 29, 2017
Electrical Permit EL 0500 0710220034	Replace three outlets.	Final date October 29, 2017

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project is a subdivision of portions of lot nos. 2 and 3 of TR7388, used as single-family residence lot, into two residential parcels, including a flag lot, with one existing single-family residence to remain. The Project is located in the H9 land use category of the Los Angeles County General Plan ("General Plan"). The H9 land use category allows a range of up to nine dwelling units per net acre. The maximum allowed density for the Project Site is two dwelling units. The Project is consistent with the H9 land use designation and allowed density of the General Plan.

### **B. Neighborhood Impact (Need/Convenience Assessment)**

The Project has sufficient net area to meet the minimum parcel area requirements of 5,000 square feet. The Project Site has street frontage width of 68.9 feet, similar to the nearby sites containing residential dwelling units. The Project Site neighbors other residential dwelling units to the north, south east, and west.

### **C. Design Compatibility**

The Project is a minor land division request to create two single-family residential parcels with one existing single-family residence to remain on 0.39 acre. No grading/earthwork movement is proposed. All existing gates, fences and walls are to remain. Gates at the existing driveways are proposed to be relocated to comply with current development standards to include observing a 20-foot front yard setback where gates exceed 42 inches in height. The proposed minor land division would create one additional residential parcel in a flag lot configuration that meets all the development standards of Zone R-1 and provides the opportunity for additional housing in Los Angeles County ("County"), similar to the single-family residences in the neighborhoods of the La Crescenta-Montrose community.

The irregular shape of the existing lot design justifies the proposed flag lot configuration in this division of land, if approved. The Project meets the minimum requirements for a flag lot since the vehicular access strip is depicted greater than the 10-foot minimum width required. Since a common driveway is proposed to maintain the minimum width for Fire Department access, an easement for ingress and egress should be provided for the benefit of both parcels served. The flag design is consistent with the patterns of neighborhood development since there are eight other flag lots taking access along Rosemont Avenue.

Rosemont Avenue provides access to the proposed division of land and is adequate to accommodate the composition and volume of vehicular traffic generated by the residential use which it serves.

### **GENERAL PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Draft Findings).

The Project Site has one existing residential structure to remain, and no construction or further development is proposed as of the writing of this report. Demolition of existing structures, identified by dashed-line depictions, is proposed outside of the existing oak tree protected zone. The Project will provide a net increase of one dwelling unit. This Project will provide housing in an already developed area. Current Plan goals and policies discourage development in areas where no infrastructure or public services exist or where no major infrastructure projects are planned. The Project is proposed in the La Crescenta-Montrose CSD where requirements for residential uses apply to Zone R-3.

### **ZONING ORDINANCE CONSISTENCY**

The subject property is zoned R-1. Pursuant to Section 22.18.030 of the County Code, single-family residences are allowed in the Zone R-1 and both proposed parcels meet the minimum 5,000 square feet area requirement.

### Yard Requirements

Residential structures must be consistent with the standards identified in County Code Section 22.18.040. The yard setback requirements for Zone R-1 are as follows:

- Front yard setback minimum yard depth is 20 feet.
- Side yard setback minimum is five feet.
- Rear yard setback shall not be less than 15 feet.
- Front, side and rear yards required on flag lots shall be established on the main portion of a flag lot exclusive of the access strip and in lieu of any yard required may be a uniform distance of 10 feet from all property lines. The access strip may have fences and walls which meet the same requirements specified for yards on adjoining properties.

### Height

The Project proposes an existing one-story residential structure to remain. A one-story residential structure is in compliance with County Code Section 22.18.040.C, which allows a maximum height of 35 feet for residential structures in the Zone R-1.

### Fences/Walls/Landscaping

All existing fences and walls are proposed to comply with County Code Section 22.110.070. Fences, walls, and landscaping is limited to three and half feet in height within the front yard setback, and six feet within the side yard and rear yard setbacks. There are existing wood fences and one block wall six feet in height within the side yard setbacks, and existing hedges as fences and gates within the front yard setback. The depicted access strip along the proposed flag lot may have fences and/or walls within it provided development standards of the adjoin property yards are met. The Project proposes to reduce the height of the existing wall to meet the maximum height of 42 inches prior to final map approval. Front yard trees are proposed to be planted along the street frontage for each 25 feet of the width of the Project Site.

## **ENVIRONMENTAL ANALYSIS**

Staff recommends that the Project qualify for a Categorical Exemption (Class 15 Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines. The Project involves subdividing fewer than four parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the Project Site contains no slopes. Therefore, Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit E – Environmental Determination) was issued for the Project.

## **COMMENTS RECEIVED**

## A. County Department Comments and Recommendations

The Los Angeles County Subdivision Committee consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. A tentative map dated April 7, 2020 was submitted to the Subdivision Committee and a Subdivision Committee Report was publicly posted on May 7, 2020. The Project was cleared for public hearing by all Subdivision Committee Departments.

## B. Public Comments

Prior to the submittal of the Hearing Package to the Commission, Staff received a letter from the Crescenta Valley Town Council ("Town Council") indicating their support for the Project. The existing dwelling unit proposed to remain has a one-car garage attached to the single-family residence. The Town Council noted that the Project should include a provision for construction of a two-car covered space area used for vehicle parking where the existing single-family residence is proposed to remain to bring the remaining dwelling unit up to current regulations contained within the County Code.

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Report

Reviewed By:



Joshua S. Huntington, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

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### LIST OF ATTACHED EXHIBITS

EXHIBIT A	Tentative Map (Dated April 7, 2020)
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Environmental Determination
EXHIBIT F	Flag Lot Supplemental Information
EXHIBIT G	Public Comment
EXHIBIT H	Photos



4363 & 4363 1/2 ROSEMONT AVE.  
LA CRESCENTA, CA 91214  
A.P.N.: 5801-024-093

THAT PORTION OF LOTS 2 AND 3 OF TRACT NO. 7388, IN  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS  
PER MAP RECORDED IN BOOK 106, PAGE 51 OF MAPS, IN  
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MAY 7, 2020  
UPDATE 2 OF 2

RICHARD E. DOSS  
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AGOURA HILLS, CA 91301  
(818) 865-4168

STEVE LEE  
4363 ROSEMONT AVE  
LA CRESCENTA, CA 91214



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30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168  
FAX: (818) 865-4198

STEVE LEE  
4363 ROSEMONT AVE  
LA CRESCENTA, CA 91214

SHEET: 1 OF



- ① EXISTING STRUCTURES TO BE DEMOLISHED
- ② DRIPLINE RADIUS OF OAK TREE

MAY 7, 2020  
UPDATE 1 OF 2

\_\_\_\_\_ CENTER LINE  
 \_\_\_\_\_ SS \_\_\_\_\_ SS \_\_\_\_\_ SS SANITARY SEWER LINE  
 \_\_\_\_\_ W \_\_\_\_\_ WATER LINE  
 \_\_\_\_\_ G \_\_\_\_\_ G \_\_\_\_\_ G GAS LINE



1. ASSESSOR PARCEL NO. 5801-024-093
2. CURRENT USE: SINGLE FAMILY DWELLING
3. SITE SLOPES FROM NORTH TO SOUTH.
4. SEWAGE DISPOSAL BY PUBLIC UNDERGROUND SEWER SYSTEM.
5. 1 OAK TREE ON PROPERTY
6. SITE IS WITHIN DESIGNATED HILLSIDE AREA.
7. SITE IS NOT WITHIN THE COASTAL ZONE.
8. NO PROPOSED GRADING, EARTHWORK, OR EARTH MATERIAL MOVEMENT
9. NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS
10. ACCESS GATE TO BE RELOCATED AT 20' SETBACK
11. EXISTING FENCES AND WALLS WITHIN PUBLIC R/W AND 12' SETBACK TO BE REMOVED/REDUCED IN HEIGHT TO 42" MAX/RELOCATED AS NECESSARY
12. PUBLIC SIDEWALK ALONG FRONTAGE TO BE ADA COMPLIANT
13. EXISTING LANDSCAPING WITH PUBLIC RIGHT-OF-WAY & 12' SETBACK TO BE REMOVED AND REPLACED WITH GROUND COVER NO TALLER THAN 42" AT MATURITY

EXISTING AND PROPOSING	
LAND USE DESIGNATION:	H-9
EXISTING ZONING:	R-1
TOTAL LOT SIZE:	0.39 ACRES (17,027.23 SQ.FT.)
PARCEL 1 SIZE:	0.193 ACRES (8,525.73 SQ.FT.)
PARCEL 2 SIZE:	0.197 ACRES (8501.5 SQ.FT.)

R-1

TOTAL LOT SIZE:	0.39 ACRES (17,027.23 SQ.FT.)
PARCEL 1 SIZE:	0.193 ACRES (8,525.73 SQ.FT.)
PARCEL 2 SIZE:	0.197 ACRES (8501.5 SQ.FT.)

ZONE DISTRICT:	MONTROSE
MAP NUMBER:	1922213
TRACT NO.:	7388
MAP BOOK:	106-51
MINIMUM REAR YARD DEPTH	15 FEET
FRONT YARD SETBACK	20 FEET REQUESTED

192Z213

7388

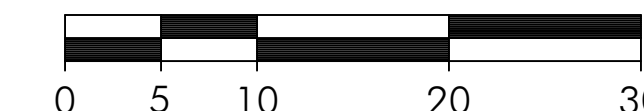
106-51

15 FEET

20 FEET REQUESTED



SCALE: 1" = 10'





Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**EXHIBIT B**  
**HEARING DATE**  
August 19, 2020  
**PROJECT NUMBER**  
2019-002021-(5)  
**REQUESTED ENTITLEMENTS**  
Tentative Parcel Map No. 82221 RPPL2019003641

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Sunny Kim and Steve Lee / Pacific Coast Civil

**MAP/EXHIBIT DATE**

4/7/2020

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**PROJECT OVERVIEW**

To create two residential parcels, including one flag lot, with an existing single-family residence to remain on 0.39 net acre.

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**LOCATION**

4363 Rosemont Avenue, La Crescenta

**ACCESS**

Rosemont Avenue

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**ASSESSORS PARCEL NUMBER(S)**

5801024093

**SITE AREA**

0.39 net acre

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**GENERAL PLAN / LOCAL PLAN**

2035 General Plan

**ZONED DISTRICT**

Montrose

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**LAND USE DESIGNATION**

H9 (Residential 9: 0-9 dwelling units per net acre)

**ZONE**

R-1 (Single-Family Residence Zone – 5,000 Square Feet Minimum Required Lot Area)

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**PROPOSED UNITS**

2

**MAX DENSITY/UNITS**

2

**COMMUNITY STANDARDS DISTRICT**

La Crescenta-Montrose

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Categorical Exemption Class 15 – Minor Land Division.

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**KEY ISSUES**

- Consistency with the 2035 General Plan
- Satisfaction of the following Chapter/Section(s) of Title 22 of the Los Angeles County Code:
  - Section 21.24.320 (Platting of Flag Lot Design)
  - Section 22.18.040 (Zone R-1, Development Standards)

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**CASE PLANNER:**

Steven Jones

**PHONE NUMBER:**

(213) 974 – 6433

**E-MAIL ADDRESS:**

[sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov)

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. 2019-002021-(5)  
TENTATIVE PARCEL MAP NO. 82221**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on August 19, 2020, in the matter of Tentative Parcel Map No. 82221 ("PM82221").
2. **ENTITLEMENT REQUESTED.** The subdivider, Sunny and Steve Lee, request a tentative parcel map to create two residential parcels, including one flag lot, with one single-family residence to remain on 0.39 net acre located at 4363 Rosemont Avenue in the unincorporated community of La Crescenta ("Project Site").
3. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
4. **ENTITLEMENT REQUIRED.** PM82221 (Tentative Parcel Map dated April 7, 2020) is a request to create two residential parcels, including one flag lot, with one existing single-family residence to remain on 0.39 acre within Zone R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) ("Project").
5. **LOCATION.** The Project is located at 4363 Rosemont Avenue in the La Crescenta-Montrose area ("Project Site").
6. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 - 0 to 9 dwelling units per net acre) land use category of the Los Angeles County General Plan ("General Plan").
7. **ZONING.** The Project Site is located in the Montrose Zoned District and is currently zoned R-1.
8. **PROJECT AND SITE PLAN DESCRIPTION.**
  - A. Existing Site Conditions  
The Project Site is 0.39 net acre in size and consists of portions of lot nos. 2 and 3 of TR7388 for which an unconditional certificate of compliance was recorded in official records of the County of Los Angeles Registrar-Recorder/County Clerk on

March 31, 2000. The Project Site is an irregular shape and is developed with one existing single-family residence to remain. There are existing accessory structures, wood fences and one block wall six feet in height within the side yard setbacks, and existing hedges as fences and gates within the front yard setback. Accessory structures are proposed to be demolished and the block wall is proposed to be modified to 42 inches in height to meet height requirements within the access of the proposed access strip to Parcel No. 2. An existing oak tree is depicted at the south property line. No work is currently proposed within the protected zone of the existing oak tree.

**B. Site Access**

The Project Site is accessible via Rosemont Avenue, a 66-foot wide public street.

**C. Tentative Map**

The Project tentative map depicts two residential parcels, including one flag lot, with an existing single-family residence to remain on proposed Parcel No. 1. The Project proposes to demolish existing structures accessory to the single-family residence, relocate two existing gates, approximately five feet in height, to an area 20 feet from the front property line adjacent to Rosemont Avenue and modify a block wall to 42 inches in height to meet height requirements within the access of the proposed access strip to Parcel No. 2. The Project Site has ingress and egress access provided by Rosemont Avenue, a 66-foot public street. An existing 10-foot private driveway, proposed to remain, provides access for the remaining single-family residence. The tentative map also depicts a proposed addition to the existing single-family residence for the purpose of a space used for vehicle parking to provide the minimum required parking on the Project Site. A new, proposed private driveway and fire lane added to the existing driveway will provide access to proposed parcel no. 2.

**D. Parking**

The Project depicts a proposed a tandem two-car-space covered area used for vehicle parking for the existing residential unit, complying with the Title 22 of the County Code ("Zoning Code").

- 9. PUBLIC COMMENTS.** Prior to the submittal of the Hearing Package to the Commission, the County Department of Regional Planning ("Regional Planning") staff received a letter from the Crescenta Valley Town Council supporting the proposed project's relocated covered parking and minor land division request.

**10. AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works:** Recommended clearance to public hearing with conditions in a Subdivision Committee Report dated May 6, 2020.

- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated May 5, 2020.
- C. County Department of Parks and Recreation: Recommended clearance to public hearing with conditions in a Subdivision Committee Report dated April 28, 2020.
- D. County Department of Public Health: Recommended clearance to public hearing with conditions in a Subdivision Committee Report dated January 24, 2020.

#### **11. CEQA DETERMINATION.**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 15, Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines. The Project involves subdividing fewer than four parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the Project Site contains no slopes. Therefore, Staff recommends that the Commission determine that the Project is categorically exempt from CEQA.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

- 12. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for single-family residential uses up to nine dwelling units per net acre. The Project Site is 0.39 net acres and yields a maximum of two dwelling units. The total of two dwelling units proposed is consistent with the General Plan land use policy.
- 13. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan and the Community Plan:
  - A. General Plan - Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and Significant Ecological Areas. Policy LU 3.3: "Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned." The Project is proposed in an already developed area where additional infrastructure and public services are available.
  - B. General Plan - Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU 4.1: "Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites." The Project may also be considered an infill development because it contributes to compact development, which consumes less land and resources. The Project is within walking distance of community resources including a shopping center. The Marketplace is within ½ mile of the Project Site.

**SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS**

14. **MINIMUM FRONTAGE.** The Commission finds that frontage at the right-of-way line is proposed to be equal to or greater than the minimum required width.
15. The Commission finds that the vehicular access strip is depicted greater than the minimum required width.
16. The Commission finds that the existing lot design is irregular in shape and a flag lot design proposes a width greater than the 10-foot width requirement.
17. The Commission finds that the proposed vehicular access strip depiction is located so that when improved as a driveway, the finished grade will not exceed 20 percent.
18. The Commission finds that easements for ingress and egress are required to be provided over common driveways to allow full improvement for the Fire Department access for the benefits of the parcels served.
19. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195. The on-site tree planting requires one tree for each 25 feet of street frontage. Based on the total street frontage distances of 68.9 feet, a minimum of three trees will be required within the front yards of the proposed parcels.
20. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.030. The Project proposes to create two residential parcels, including one flag lot, with one existing single-family residential dwelling unit proposed to remain on 0.39 net acre within Zone R-1.
21. The Commission finds that the Project is located within the La Crescenta-Montrose Community Standards District ("CSD") where requirements for residential uses apply to Zone R-3.
22. **REQUIRED YARDS.** The Commission finds that the Project is a minor land division proposal to create two residential parcels that comply with County Code Section 22.18.040. The yard setback requirements in Zone R-1 are as follows:
  - Front yard setback minimum yard depth is 20 feet.
  - Side yard setback minimum is five feet.
  - Rear yard setback shall not be less than 15 feet.
  - Front, side and rear yards required on flag lots shall be established on the main portion of a flag lot exclusive of the access strip and in lieu of any yard required may be a uniform distance of 10 feet from all property lines. The access strip may

have fences and walls which meet the same requirements specified for yards on adjoining properties.

23. The Commission finds that a flag lot is consistent with the patterns of the neighborhood development since there are eight flag lots taking access along Rosemont Avenue.
24. **HEIGHT.** The Commission finds that the Project is a minor land division to create two residential parcels, including one flag lot, with an existing one-story, single-family residence to remain. The existing one-story dwelling unit meets the 35 feet maximum height standard. Any future proposed development must comply with Chapter 22.328 of the County Code.
25. **PARKING.** The Commission finds that the Project is consistent with the standards identified in the County Code Chapter 22.112. The tentative map also depicts a proposed addition to the existing single-family residence to provide the minimum required parking on the Project Site for the existing residential unit.

#### **TENTATIVE PARCEL MAP SPECIFIC FINDINGS**

26. The Commission finds that the proposed subdivision is consistent with the General Plan policy to promote the provision of an adequate supply of housing by location, type and price and to promote the full use of existing service systems. The Project Site is in a developed area, and will allow the future net creation of one dwelling unit on the Project Site. The Project Site is served by existing water and sewer systems.
27. The Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The land use designation indicates the site is suitable for residential development. The H9 General Plan land use designation allows a maximum of two primary dwelling units. The Project proposes a minor land division to create two residential parcels, including one flag lot, with one existing single-family residence to remain on 0.39 acre, and is therefore consistent with the General Plan's residential use and intensity designations.
28. The Commission finds that future development of the Project Site would be subject to the provisions of the County Code in effect at the time.
29. The Commission finds that the site is physically suitable for the type of development being proposed, since the Project Site has the capacity to accommodate the existing single-family residence and a future single-family residence. The Project Site is adequately served by road and utility infrastructure. The Project proposes the parcels comply with the required 5,000 square feet lot area requirement.

30. The Commission finds that the total lot size is 0.39 acre, or 17,027.23 square feet and the net area for proposed Parcel No. 1 would be 9,502 square feet in size and the net area for proposed Parcel No. 2 would be 5,165 square feet in size.
31. The Commission finds that Rosemont Avenue provides access to the parcels within the proposed division of land and connects directly through a street which is shown on the Highway Plan and is maintained and open to public travel.
32. The Commission finds that the route of access is adequate to accommodate the composition and volume of vehicular traffic generated by the residential land use which it serves.
33. The Commission finds that use of Rosemont Avenue as access to the proposed division of land would not conflict with the residential character of the street.
34. The Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. County Department of Public Works has issued a conditional approval of the subject land division, and sewer service is available for the site.
35. The Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
36. The Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The subject property is located within a fully developed urbanized setting and contains no sensitive wildlife or habitat environments.
37. The Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after recordation of the subdivision will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures.
38. The Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

39. The Commission finds that pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
40. The Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

### **ENVIRONMENTAL FINDINGS**

41. The Commission finds the Project to be categorically exempt from CEQA, on the basis that the Project involves subdividing four or fewer parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project is an infill development project, small in scale, and there are no anticipated significant environmental impacts.

### **ADMINISTRATIVE FINDINGS**

42. **HEARING PROCEEDINGS.** The Commission held a duly-noticed public hearing for PM82221 on August 19, 2020. The Commission heard a presentation from Regional Planning Staff.
43. **LEGAL NOTIFICATION.** The Commission finds that pursuant to Sections 22.222.120 and 22.338.050 of the County Code, the community was properly notified of the public hearing by mail, the Crescenta Valley Weekly and La Opinión newspapers, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On July 16, 2020, a total of 348 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as to those on the courtesy mailing list for the La Crescenta and Montrose Zoned Districts.
44. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

### **BASED ON THE FOREGOING, THE REGIONAL PLANNING CONCLUDES THAT:**

- A. The Commission finds that the tentative map is consistent with the goals and policies of the Los Angeles County General Plan.

- B. The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the Los Angeles County General Plan.
- C. The Commission finds that the site is physically suitable for the type of development since the project.
- D. The Commission finds that the site is physically suitable for the proposed density of development.
- E. The Commission finds the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.
- G. The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- H. The Commission finds that the platting of a flag lot is justified by the shape of the division of land and not in conflict with the pattern of neighborhood development.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions categorical exemption); and
2. Approves **TENTATIVE PARCEL MAP NO. 82221**, subject to the attached conditions.

**ACTION DATE: August 19, 2020**

**VOTE: 0:0:0:0**

Concurring:

Dissenting:

Abstaining:

Absent:

JSH:SDJ

8/12/20

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. 2019-002021-(5)  
TENTATIVE PARCEL MAP NO. 82221**

**PROJECT DESCRIPTION**

Tentative Parcel Map No. 82221, dated April 7, 2020, is a proposal to create two residential parcels, including one flag lot, with one single-family residence to remain on 0.39 net acre in Zone R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the grant shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. Tentative Parcel Map No. 82221 shall expire on August 19, 2022. The Hearing Officer may grant one or more time extensions to the terms of approval of the tentative map. If requested, the time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

13. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 84 hours of such notice, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Section 22.246.060 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.246.060.G. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
16. This grant authorizes the creation of two residential parcels, including one flag lot, with one existing single-family residence to remain.
17. The subdivider shall comply with all conditions set forth in the attached County Departments of Public Works, Fire, Parks and Recreation, and Public Health conditions of approval related to the Tentative Parcel Map dated April 7, 2020.

#### **PRIOR TO RECORDATION OF A FINAL MAP**

18. Prior to final map approval, the subdivider shall provide a copy of the Park Obligation Fees receipt to Regional Planning.
19. The Project Site shall be developed and maintained in substantial compliance with the approved Tentative Parcel Map dated April 7, 2020.
20. A final map shall be required for this subdivision. A Parcel Map Waiver shall not be permitted.

#### **Grading**

21. Grading and/or earthwork is neither proposed nor authorized prior to the recordation of the final map.

**Driveway Conditions**

22. The proposed private driveway shall be labeled as "Private Driveway and Fire Lane" on the final map.
23. The subdivider shall submit a draft copy of an easement document, to be recorded in a separate document concurrent with the final map, to Regional Planning for review and approval prior to final map approval. This easement document shall provide for access at the proposed private drive and fire lane depicted a minimum of 20 feet in width between Parcel Nos. 1 and 2.
24. The Subdivider shall submit a draft copy of a maintenance agreement to be recorded in a separate document concurrent with the final map, to Regional Planning for review and approval prior to final map approval. This maintenance agreement shall:
  - a. Require that the private driveway and fire lane be posted with a minimum of one "No Parking – Fire Lane" sign,
  - b. Provide for the continued enforcement of the "No Parking – Fire Lane" sign or signs, and,
  - c. Provide the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department.
25. The subdivider shall construct or bond with Public Works for the private driveway, complying with paving design and widths, as depicted on the approved tentative map dated April 7, 2020.

**Demolition and Parking**

26. The subdivider shall obtain Regional Planning approval for, and provide evidence of the relocation of, the existing access gates to an area 20 feet from the front property lines.
27. An oak tree permit shall be required for any work that proposes to encroach into the protected zone of any oak tree, including fence and gate relocation and pavement of the private driveway on parcel no. 2.
28. The subdivider shall provide evidence of the demolition of the structures identified on the tentative map dated April 7, 2020 prior to final map approval. The evidence shall include photographs and a final demolition permit prior to final map approval.
29. No work, demolition or otherwise, that encroaches into the protected zone of any oak tree shall be authorized without first obtaining an oak tree permit.
30. An oak tree permit shall be required for any demolition work that proposes to encroach into the protected zone of any oak tree, including pavement of the private driveway on proposed Parcel No. 2.

31. The subdivider shall obtain Regional Planning approval to construct required parking pursuant to the parking provision contained in Chapter 22.112 of the County Code to serve the existing residence to remain on Parcel No. 1. The subdivider shall provide evidence of construction of the required covered parking spaces to include photographs and a final building permit prior to final map approval.

**Tree Planting**

32. As required by Section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least three trees of non-invasive species within the front yard of the parcels. The locations and the species of said trees shall be incorporated into a tree planting plan which shall be approved by the Director of Regional Planning prior to final map approval. To ensure future on-site tree planting, prior to final map approval, the subdivider shall post a bond with Public Works for the tree planting or shall submit photos and other verification to the satisfaction of Regional Planning that the trees have been planted.

**Attachments:**

Subdivision Committee Report and Conditions dated May 7, 2020.



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

May 21, 2020

Pacific Coast Civil Inc.  
30141 Agoura Road Suite 200  
Agoura CA 91301

**SUBJECT: PROPOSED ENVIRONMENTAL DETERMINATION  
MINOR LAND DIVISION  
PROJECT NO. 2019-002021- (5)  
TENTATIVE PARCEL MAP NO. 82221  
4363 ROSEMONT AVENUE, LA CRESCENTA (APN 5801024093)**

On May 14, 2020, Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as a Class 15 Categorical Exemption under State CEQA Guidelines Section 15315 as a class of projects which does not have a significant effect on the environment

For questions or additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at [sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Amy J. Bodek, AICP

*Steven Jones*

Steven Jones, Principal Planner  
Land Divisions Section

cc: Property owner



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



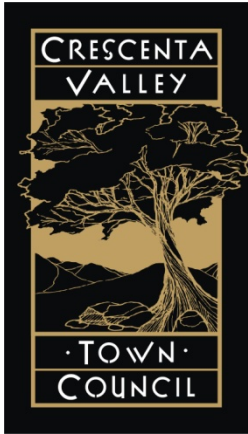
## Flag Lot Supplemental Information

Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:

***(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)***

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.
The property is relatively flat, with less than 5% cross-slope. Topography does not contribute to the need for a flag lot.
B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.
The existing property, while exceeding the zoning minimum requirements for a lot split, is narrow at the front, and will require creation of a flag lot to access the second of the two lots.
C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.
The neighborhood surrounding this property is populated by a number of flag lots. The proposed is consistent with the development pattern in this neighborhood.
D. How many flag lots are in a 500-foot radius and when were these flag lots created? Please answer these questions below, and attach a copy of the radius map with each the flag lots clearly highlighted.
Our office has counted sixteen (16) existing flag lots with the 500 foot radius of the subject property. Based on assessor's information & record maps, they were created primarily in the period between 1974 and current time

Revised\_03/2019



# Crescenta Valley Town Council

www.thecvcouncil.com  
P.O. Box 8676

Mr. Steven Jones, Regional Planner  
LA County Dept. of Regional Planning Land Divisions  
[sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov)

Project Location: **4363 & 4363-1/2 Rosemont Ave., La  
Crescenta 91214**  
Project No. RPPL2019003641

Harry Leon  
President

Aram Ordubegian  
Vice President

Daniel Kim  
Recording Secretary

Jo Ann Stupakis  
Treasurer

Carin Hoffman  
Corresponding Secretary

## COUNCIL MEMBERS

Charles Beatty

Sophal Ear

Donna Libra

Desiree P. Rabinov

Jeff Rodriguez, Alternate

Ted Yu, Alternate

Ruben Gonzalez, Alternate

The Crescenta Valley Town Council ("CVTC") voted by email on April 8, 2020 to unanimously approve the recommendation received from the CVTC Land Use Committee regarding the above-mentioned minor land division to create two conforming single family lots from an existing 0.39 acre parcel. The 1,642 square foot Single Family residence is to remain. The existing property, while exceeding the zoning minimum requirements for a lot split, is narrow at the front, and will require creation of a flag lot to access the second of the two lots.

The CVTC Land Use Committee mailed letters to 112 properties within a 500' radius of the subdivision and invited them to attend the Land Use Committee's March 5, 2020 meeting to hear the applicant's presentation, ask questions, and provide input on this project. There were no members of the public present at the meeting and no emails or other communication were received regarding this project.

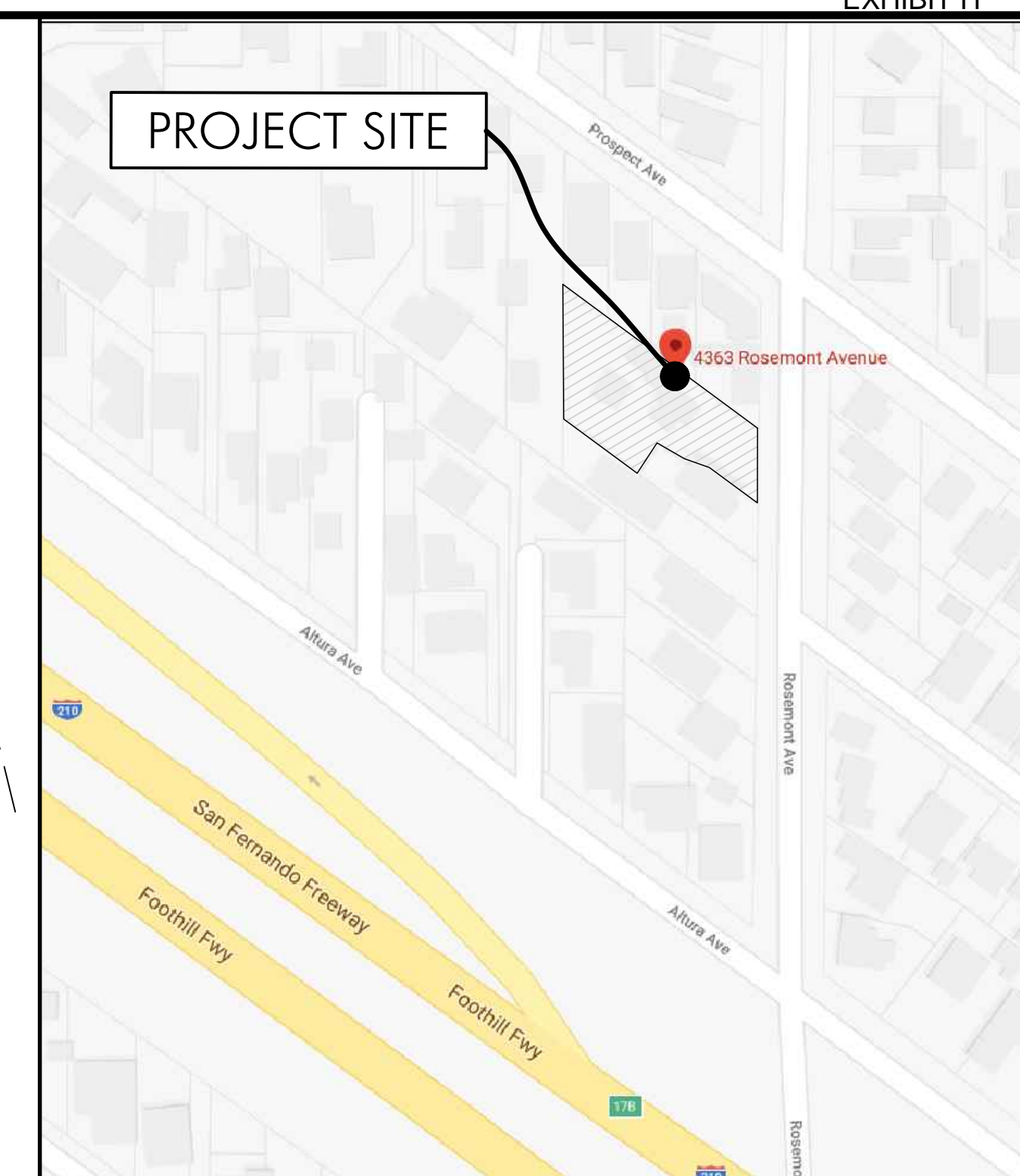
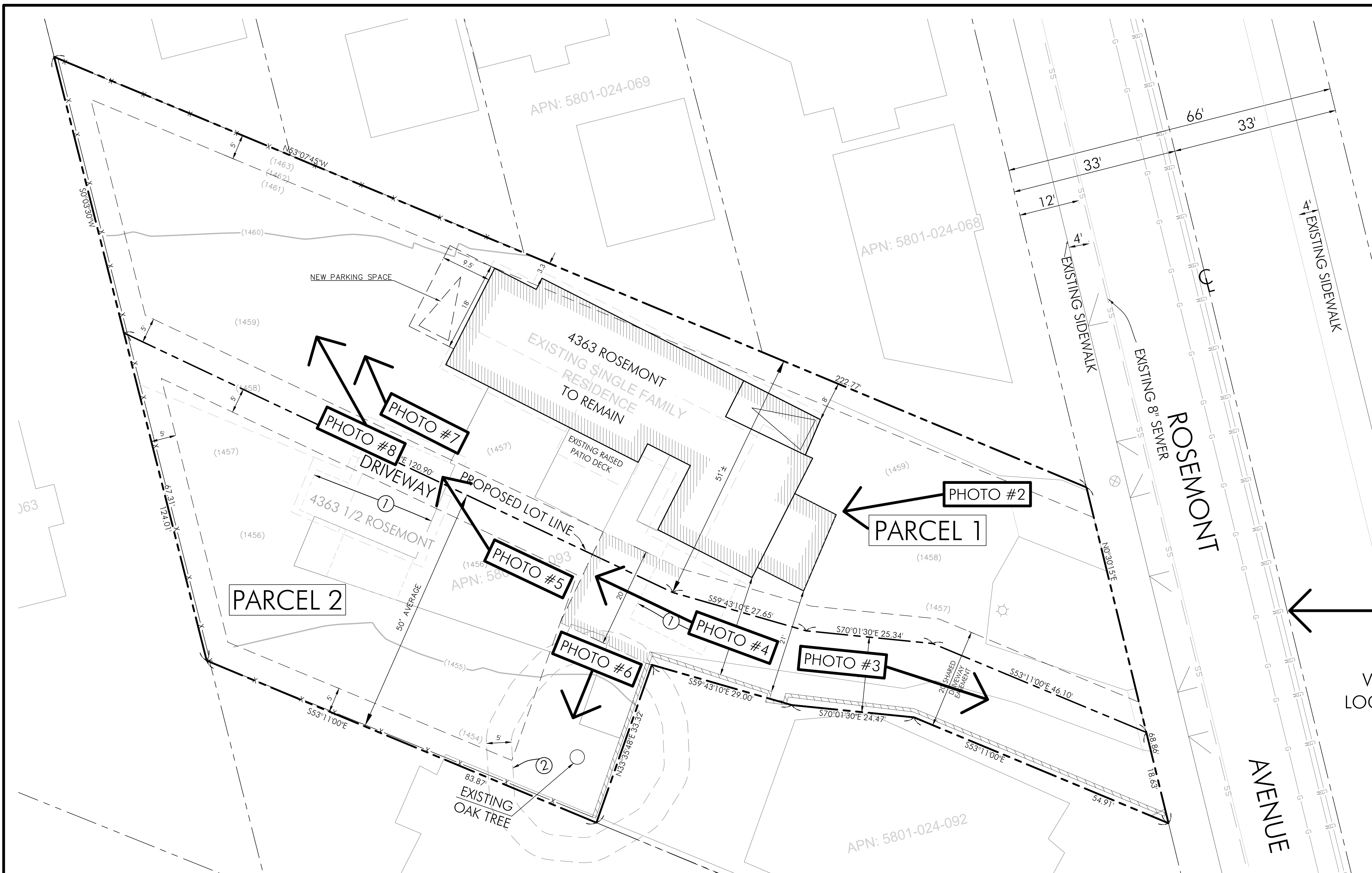
**The Land Use Committee recommended approval of the subdivision as presented with the condition that two car covered parking be provided as required for R-1 property, prior to the approval of the subdivision.**

The draft minutes from Land Use Committees March 5, 2020 meeting are attached.

Respectfully,

Harry Leon  
President, CV Town Council  
*Harry Leon*  
Aram Ordugian  
Vice President, CV Town Council

Carin Hoffman  
Corresponding Secretary, CV Town Council



VICINITY MAP  
N.T.S.

INDEX MAP

MINOR LAND DIVISION  
VESTING TENTATIVE PARCEL MAP NO. 82221  
LOCATED IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF LOS ANGELES

STEVE LEE

4363 & 4363 1/2 ROSEMONT AVE.  
LA CRESCENTA, CA 91214  
A.P.N.: 5801-024-093

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 2 AND 3 OF TRACT NO. 7388, IN  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS  
PER MAP RECORDED IN BOOK 106, PAGE 51 OF MAPS, IN  
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MAY 17, 2019

ENGINEER:

RANDALL A. GREENWOOD  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
(818) 865-4168

PLANS PREPARED BY:

PACIFIC COAST CIVIL, INC.  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168  
FAX: (818) 865-4198

OWNER/DEVELOPER:

STEVE LEE  
4363 ROSEMONT AVE  
LA CRESCENTA, CA 91214

PLANS PREPARED FOR:

STEVE LEE  
4363 ROSEMONT AVE  
LA CRESCENTA, CA 91214

LEGEND:

--- CENTER LINE  
--- SS --- SS --- SS --- SANITARY SEWER LINE  
--- W --- W --- W --- WATER LINE  
--- G --- G --- G --- GAS LINE

NOTES:

1. ASSESSOR PARCEL NO. 5801-024-093
2. CURRENT USE: SINGLE FAMILY DWELLING
3. SITE SLOPES FROM NORTH TO SOUTH.
4. SEWAGE DISPOSAL BY PUBLIC UNDERGROUND SEWER SYSTEM.
5. 1 OAK TREE ON PROPERTY
6. SITE IS WITHIN DESIGNATED HILLSIDE AREA.
7. SITE IS NOT WITHIN THE COASTAL ZONE.

CONSTRUCTION NOTES:

- ① EXISTING STRUCTURES TO BE DEMOLISHED
- ② DRIPLINE RADIUS OF OAK TREE

PROJECT STATISTICS:

EXISTING AND PROPOSING  
LAND USE DESIGNATION:  
EXISTING ZONING:  
TOTAL LOT SIZE:  
PARCEL 1 SIZE:  
PARCEL 2 SIZE:

H-9  
R-1  
0.39 ACRES (17,027.23 SQ.FT.)  
0.193 ACRES (8,525.73 SQ.FT.)  
0.197 ACRES (8501.5 SQ.FT.)

ZONE DISTRICT:  
MAP NUMBER:  
TRACT NO.:  
MAP BOOK:  
MINIMUM REAR YARD DEPTH  
FRONT YARD SETBACK

MONTROSE  
1922213  
7388  
106-51  
15 FEET  
20 FEET REQUESTED

SCALE: 1" = 10'  
0 5 10 20 30







3





5





